

**CITY OF GROVE CITY, OHIO  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING**

**June 12, 2007**

The meeting was called to order at 2:16 p.m.

Vice-Chair Havener began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Sharon Reichard, City Administrator; Ms. Linda Swearingen; Mr. Dan Havener; and Ms. Julie Oyster. Others present: Kyle Rauch, Development and Planning Officer; Lt. Dolby, Jackson Township Fire Department; Tami Kelly, Clerk of Council; Dan Snyder, Urban Forester; Chuck Boso, Director of Development; and Jenifer Pfeiffer, Secretary. Mayor Grossman and Marv Holt were absent.

Vice-Chair Havener noted that a quorum was present. Vice-Chair Havener noted there were no changes to the minutes for the May 8, 2007 regular meeting. The minutes of the May 8, 2007 regular meeting were accepted by unanimous consent.

Vice-Chair Havener noted the following changes to today's agenda: As requested by the Development Department Item #4 *T-Mobile Communications Tower – Development Plan*; Item #5 *T-Mobile Communications Tower – Special Use Permit (Cellular Tower)*; and Item #7 *Hoover Crossing, Section 1 – Plat Approval* were postponed to the June 26, 2007 regular meeting. As requested by the applicant Item #8 *Rotolo's Pizzeria, Parkway Centre North – Development Plan* was withdrawn. The Development Department requested to add the following items to the agenda: Item #9 *City of Grove City – Lot Split*; Item #10 *Balloons Off Broadway – Special Use Permit*; Item #11 *Grove City Kids Association – Special Use Permit*. Ms. Oyster made a motion to accept the changes to the agenda as noted; seconded by Ms. Swearingen. The motion was passed by the majority.

**ITEM #1      Peddlers Lounge – Special Use Permit (Outdoor Seating Area) (Project ID# 200705010020)  
3977 Jackpot Rd.**

Applicant:      Matt Robinson, 3977 Jackpot Rd., Grove City, OH 43123

The applicant, Peddlers Lounge, is requesting approval of a Special Use Permit for an outdoor seating area to be used in conjunction with their existing establishment. The proposed patio is 360 square feet (20'x18') and extends fourteen (14) feet from the southeast corner of the building. According to the applicant the patio will contain four (4) sets of tables and chairs. The hours of operation are 3-11pm Monday through Friday and 3pm-1am on Saturday, weather permitting. No audio speakers are to be operated or located within the patio area. This facility will be constructed of concrete block with a stucco finish to match the existing building. Properties surrounding this proposed facility are zoned commercial and are nonresidential uses.

Vice-Chair Havener noted Mr. Robinson was present and spoke to this item. Vice-Chair Havener then noted the following stipulations:

1. Obtain a Certificate of Appropriateness (COA) and all other necessary permits for proposed improvements from the Building Division prior to commencement of work.
2. No audio speakers are to be operated or located within the patio area.
3. No signage or logos are to appear on umbrellas

Ms. Swearingen made a motion that Peddlers Lounge – Special Use Permit (Outdoor Seating Area) be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Oyster. The motion was passed by the majority.

**ITEM #2      Meadow Grove Estates North, Section 1 – Plat Approval      (Project ID# 200705170021)**  
**South of Holton Road and West of Buckeye Pkwy**

Applicant:      Donald R. Wick, 999 Polaris Parkway, Columbus, Ohio 43240

The applicant, Rockford Homes, is requesting approval of a Plat Approval Application for Section 1 of their Meadow Grove Estates North subdivision. Section 1 proposes to plat 41 lots (Lots 1-41) as well as Reserve Areas “A” & “B” adjacent to Buckeye Parkway and to dedicate all or part of Mallow Lane, Timber Haven Court and Lilac Avenue.

Vice-Chair Havener noted Mr. Wick was present for the caucus and spoke to this item. Vice-Chair Havener then noted there were no stipulations.

Ms. Oyster made a motion that Meadow Grove Estates North, Section 1 – Plat Approval be recommended for approval to City Council as submitted; seconded by Ms. Swearingen. The motion was passed by the majority.

**ITEM #3      Estep Auto Service Co., Inc. – Certificate of Appropriateness      (Project ID# 200705180022)**  
**3952 Broadway**

Applicant:      Thomas and Donna Estep, 3952 Broadway, Grove City, Ohio 43123

The applicant, DE’s Auto, is proposing to paint their automotive service center located at 3952 Broadway, which was constructed in 1952 according to the Franklin County Auditor’s website.

Vice-Chair Havener noted Mrs. Estep was present for the caucus and spoke to this item. Vice-Chair Havener then noted there were no stipulations.

Ms. Swearingen made a motion that Estep Auto Service Co., Inc. – Certificate of Appropriateness be recommended for approval to City Council as submitted; seconded by Ms. Oyster. The motion was passed by the majority.

**ITEM #4      T-Mobile Communications Tower – Development Plan      (Project ID# 200705180023)**  
**4213 Hoover Road**

Applicant:      Laura Stern, LJS Development Corp, 140 Sherwood Dr., McMurray, Pennsylvania 15317

Ms. Oyster made a motion to postpone T-Mobile Communications Tower – Development Plan to the June 26, 2007 regular meeting; seconded by Ms. Swearingen. The motion was passed by the majority.

**ITEM #5      T-Mobile Communications Tower – Special Use Permit (Cellular Tower)**  
**4213 Hoover Road**

Applicant:      Laura Stern, LJS Development Corp, 140 Sherwood Dr., McMurray, Pennsylvania 15317

Ms. Oyster made a motion to postpone T-Mobile Communications Tower – Special Use Permit (Cellular Tower) to the June 26, 2007 regular meeting; seconded by Ms. Swearingen. The motion was passed by the majority.

**ITEM #6      The Mike Laemmle Team – Certificate of Appropriateness      (Project ID# 200705210025)**  
**3903 Broadway**

Applicant:    Mike Laemmle, 3903 Broadway, Grove City Ohio 43123

The applicant, Mike Laemmle, is requesting approval of a new replacement sign panel within an existing double face sign frame in front of his business located at 3903 Broadway. The existing aluminum sign base and frame is painted light grey with landscaping meeting code requirements. No change has been proposed to the sign's base or frame or to the existing landscaping. The proposed sign panel is eighteen (18) square feet (3' x 6') and constructed of an Acrylite or Lexan material, enabling it to be internally illuminated. Proposed sign colors include "HER Red" for the background and white for the text and graphics, which are the branded colors of Real Living HER. Staff was unable to correlate the proposed "HER Red" with any of the pre-approved colors within the HPA color palette. The proposed sign content includes the address (*3903 Broadway*), name of the business (*Real Living HER*), name of occupant (*Mike Laemmle*) and slogan (*All we do is sell houses*). The Schedule of Sign Regulations as set forth in Section 1138.28 restricts contents of the sign to include address, name of business, primary use, graphics and phone number. Therefore, the occupant's name (*Mike Laemmle*) and slogan (*all we do is sell houses*) does not comply with Code.

Ms. Swearingen noted she would abstain from voting on this item.

Vice-Chair Havener noted Mr. Laemmle was present for the caucus and spoke to this item. Vice-Chair Havener then noted there were no stipulations.

Mr. Laemmle stated he was curious about the Code that was noted he was violating. Vice Chair Havener stated it was a recommendation from staff that the design introduced was not compatible with the historical color chart. He went on to explain there wasn't a specific code violated. Vice Chair Havener noted they are basing their votes on past history of what has been approved and not approved in the past.

Mr. Laemmle stated throughout the ordinances and codes that he has read, it specifically states if the sign is replaced or removed it should be brought up to code. Mr. Laemmle stated he is doing neither. Vice Chair Havener stated he appreciates Mr. Laemmle's position and the Planning Commission is a recommending body and Council will make the final decision on this matter.

Ms. Oyster made a motion that The Mike Laemmle Team – Certificate of Appropriateness be recommended for approval to City Council as submitted; seconded by Ms. Reichard. The motion was not approved by the majority. Ms. Swearingen abstained from voting.

**ITEM #7      Hoover Crossing, Section 1 – Plat Approval      (Project ID# 200705220026)**  
**Hoover Road**

Applicant:    Jim Phieffer, Trinity Homes of Ohio, 2700 E. Dublin Granville Rd., Columbus

Ms. Oyster made a motion to postpone Hoover Crossing, Section 1 – Plat Approval to the June 26, 2007 regular meeting; seconded by Ms. Swearingen. The motion was passed by the majority.

**ITEM #8      Rotolo's Pizzeria, Parkway Centre North – Development Plan Amendment      (Project ID# 200705220027)**  
**1720 Stringtown Road**

Applicant:    Charles Eitel, Rotolo's Pizza, 4200 Lyman Court, Hilliard, Ohio 43026

Ms. Oyster made a motion to withdraw Rotolo's Pizzeria, Parkway Centre North – Development Plan Amendment; seconded by Ms. Swearingen. The motion was passed by the majority.

**ITEM #9**      **City of Grove City – Lot Split**      **(Project ID# 200706080029)**  
**2055 Holton Road, South of Holton, West of Buckeye Parkway**

Applicant:      Kyle Rauch, City of Grove City, 4035 Broadway, Grove City, Ohio 43123

The City is proposing to split .238 acres from a .547 acre tract of land, former site of a residential structure located 2055 Holton Road which was razed for the construction of Buckeye Parkway. Pending approval of this application the remainder acreage (.309 acre) will be located adjacent to Buckeye Parkway, along the eastern and western berms of the roadway and will continue to contain landscaping. Atop this bank on the west side of Buckeye Parkway sits the .238 acre site proposed to be split. This site is inaccessible from Buckeye Parkway due to the steepness of the slope and makes it unusable to the City as well as difficult to maintain. The City is proposing to split off the .238 acres to allow for its sell to a contiguous property owner so it may be tied together with an established tax parcel having access to a public roadway.

Vice-Chair Havener noted Mr. Rauch was present for the caucus and spoke to this item. Vice-Chair Havener then noted there were no stipulations.

Ms. Swearingen made a motion that 2055 Holton Road – Lot Split be approved as submitted; seconded by Ms. Oyster. The motion was passed by the majority.

**ITEM #10**      **Balloons Off Broadway – Special Use Permit**      **(Project ID# 200706080030)**  
**Park Street Intermediate School/Sesquicentennial Park**

Applicant:      Kim Conrad, City of Grove City, 4035 Broadway, Grove City, Ohio 43123

The City Parks and Recreational Department is requesting approval of a Special Use Permit to allow for an outdoor concert held in association with the Annual Balloons off Broadway festival. This year's event is to be held on July 28<sup>th</sup> from 6:30 to 10:00 pm. A sketch of the proposed layout was provided for review and denotes the stage location, children and sponsor areas as well as the balloon area. As proposed the stage is to be setback off of Park Street and located on the site's western access drive with amplified music directed east towards the balloon activity areas. The provided schedule of events notes that the band, "The British Invasion" is to begin playing at 7:30 pm and finish at 10:00 pm that evening along with the "Balloon Glow."

Vice-Chair Havener noted Ms. Conrad was present for the caucus and spoke to this item. Vice-Chair Havener then noted the following stipulation:

- This Special Use Permit is for City use to be held on July 28, 2007 from 6:30 p.m. to 10 p.m.

Ms. Oyster made a motion that Balloons Off Broadway – Special Use Permit be recommended for approval to City Council with the stipulation as noted; seconded by Ms. Swearingen. The motion was passed by the majority.

**ITEM #11**      **Grove City Kids Association – Special Use Permit**      **(Project ID# 200706080031)**  
**4570 Haughn Road – Murfin Fields**

Applicant:      Bob Lewis, Grove City Kids Association, 3959 Broadway, Grove City, Ohio 43123

The Grove City Kids Association is requesting approval of a Special Use Permit to allow for an outdoor concert held in association with 25<sup>th</sup> Alumni Homecoming Celebration. This year's event is to be held on July 28<sup>th</sup> from 8:00 to 11:00 pm and will be held at Murfin Fields off of Haughn Road. A sketch of the

proposed layout was provided for review and denotes the stage being located approximately 1,500 feet off of Haughn Road and 200 feet north of the southern property line. The provided schedule of events notes that the band, "Pirates of the Caribbean" is to begin playing at 8:00 pm and finish at 11:00 pm with the proceeds of this event benefiting the Grove City Kids Association.

Vice-Chair Havener noted Mr. Lewis was present for the caucus and spoke to this item. Vice-Chair Havener then noted the following stipulation:

This Special Use Permit is for Grove City Kids Association's use to be held on July 27, 2007 from 8:00 p.m. to 11 p.m.

Ms. Swearingen made a motion that Grove City Kids Association – Special Use Permit be recommended for approval to City Council as submitted; seconded by Ms. Oyster. The motion was passed by the majority.

Having no further business, Vice-Chair Havener adjourned the meeting at 2:55 p.m.

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Jenifer Pfeiffer, Secretary

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Dan Havener, Vice-Chair